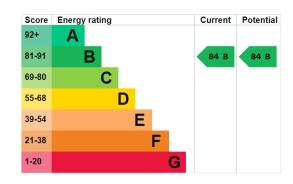


Peel House Ponteland

- First Floor Flat
- No upper chain
- Village location
- 2 bedrooms
- Allocated parking

£ 265,000





ROOK MATTHEWS SAYER

Peel House

Ponteland

Entrance Hall

The front door opens to a carpeted hallway with a radiator and door to:

Inner Hallway

The inner hallway is carpeted and has a radiator, storage cupboard and access to the principal rooms of the property.

Open Plan Lounge/Dining Room 19'8 max into recess x 14'6 max (5.99m x

A light and airy room with three double glazed windows to the front, two double glazed windows to the side, carpeted flooring, two radiators and an opening to the kitchen.

Kitchen 9'3 x 7'9 (2.81m x 2.36m)

There is a fitted kitchen with contrasting work surfaces, sink unit inset, integrated fridge freezer, gas boiler, gas hob with cooker hood, electric oven, integrated slimline dishwasher, washer dryer, tiled flooring and spotlights.

Bedroom One 10'1 x 10'11 (3.07m x 3.32m)

A comfortable bedroom with carpeted flooring, two double glazed windows to the rear, radiator and an opening to the dressing area with mirror front

En-Suite Shower Room

With shower enclosure, wash hand basin, WC, heated towel rail, tiled flooring, part tiled walls, spotlights and extractor fan.

Bathroom

A stylish bathroom with bath tub and shower over, wash hand basin, WC, heated towel rail, part tiled walls, tiled flooring, spotlights and extractor

Bedroom Two 11'7 x 8'6 (3.53m x 2.59m)

This lovely room has double glazed windows to the side and rear, carpeted flooring and a radiator.

Externally there is an allocated parking space and beautifully maintained communal gardens.

PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband: Fibre

Mobile Signal Coverage Blackspot: No Parking: Allocated parking space

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

proceed with the purchase of this property, the Tenure and associated details and

EPC RATING: B

P00006821.EC.SCJ.22072024.V.1

Leasehold. It is understood that this property is leasehold. Should you decide to costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 125 years from 1st April 2011 Ground Rent: £120 per annum Service Charge: £2000 per annum **COUNCIL TAX BAND:** D









ortant Note: Rook Matthews Saver (RMS) for themselves and for the vendors or lessors of this pr asurements indicated are supplied for guidance only and as such must be considered incorrect. Pote rements before committing to any expense. RMS has not tested any ag sts to check the working condition of any appliances. RMS has not soug verification from their solicitor. No persons in the employment of RMS has a

Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage a r co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data ntity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

